

## Flat 36 Kings Court, Fordingbridge SP6 1AL



**A well-presented first floor retirement apartment close to Town centre.**

Entrance hall, sitting room, fitted kitchen, double bedroom, shower room/WC, Upvc double glazing, electric heating. Facilities include security entry phone, emergency careline, residents lounge, communal laundry room. EPC rating C.  
No forward chain.

**Price: £90,000 Leasehold**

Viewing: Strictly by prior appointment.

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**Outgoings:** Council tax band: C    Amount payable 2025/26: £2064.77

**Lease:** 125 Years from 2001 Ground Rent: £387.73 per annum. Maintenance/service contribution: £2470.84 paid in two instalments on 1st March and 1st September.

**Services:** Mains water, electricity and drainage.

**Location:** Kings Court is located centrally within the town with access from the main car park and a short walk from local shops and post office. Number 36 is located on the second floor with lift access.

Fordingbridge offers a number of specialist shops, post office, pharmacies, a building society and public library. There are churches of various denominations and a medical centre located on the edge of the central car park. The main bus route runs a frequent service (X3) to Salisbury, Ringwood and Bournemouth, some 11, 6 and 18 miles respectively.

The House Manager can be contacted from within each apartment and when off duty there is a 24 hour emergency Careline response system. Other features include a entry door system. There is a guest suite within the complex and laundry room.

The apartment complex is located conveniently close to the town centre and is well-presented with new carpets, vinyl flooring in the kitchen and shower room and has been redecorated throughout.

**Hall:** Entrance door leading from communal hall. Large walk-in cupboard with hot water tank. Cupboard with electrics.

**Sitting Room:** 10' 4" x 17' 7" (3.15m x 5.36m)  
Electric storage heater. Double doors to:

**Kitchen:** 7' 0" x 9' 4" (2.13m x 2.84m)  
Fitted with base cupboards, drawers and wall units with laminated work surface. 4 burner electric hob with extractor fan over. Electric oven. Spaces for fridge & freezer. Single stainless steel sink and drainer.

**Bedroom:** 8' 9" x 12' 4" (2.67m x 3.76m)  
Mirror fronted wardrobes. Electric storage heater.

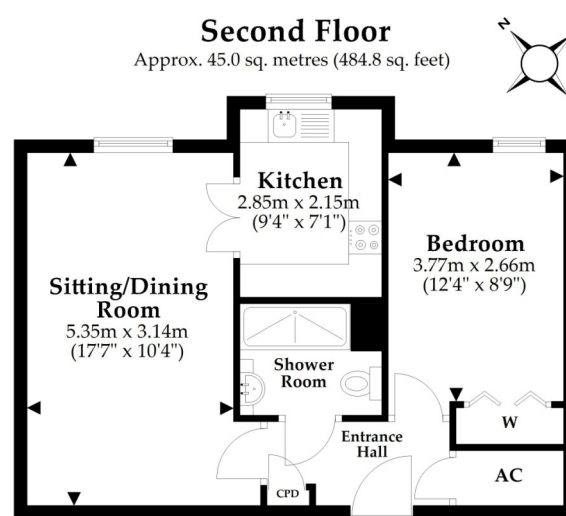
**Shower room:** Walk-in shower with mains shower fitted. Vanity washbasin. WC. Heated towel rail.

#### Externally:

The landscaped garden grounds are accessible by residents & are maintained by the management company (forms part of the Management fee contribution).

There is parking on site but also in the main Town car park which is adjacent to the complex.

There is easy access into the Town centre via Salisbury Street or through the main entrance & car park.



Total area: approx. 45.0 sq. metres (484.8 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood

